

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0589/FL**

Proposed Development: conversion of traditional agricultural barns/outbuildings to three principal residence dwellings with associated amenity spaces, landscaping works, infrastructure (foul water package treatment plant) and parking together with the demolition/removal of a modern barn, hard standings and slurry store

Location: land and buildings adjacent East End Farm, East End, Egton

Applicant: The Mulgrave Estate

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/32/276 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 23 August 2022

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The design standard for the site is Design Manual for roads and Bridges (DMRB) and the required visibility splay is 2.4 metres by 45 metres. This is based on an estimated typical speed. To achieve this level, the trees on the north side of the access will require regular pruning. The current visibility is 2.4 metres by 50 metres.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-05 Visibility Splays at East End Farm, Egton

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Continuation sheet:

Application No:

NYM22/0589/FL

There must be no access or egress by any vehicles between the highway and the application site at East End farm until splays are provided giving clear visibility of 45 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

From: Zara Hanshaw

Sent: 22 August 2022 12:01

To: Hilary Saunders

Cc: Planning >

Subject: NYM/2022/0589 land and buildings adjacent East End Farm, East End, Egton

Hi Hilary,

I have reviewed the Bat, Breeding Bird and Barn Owl Survey (MAB, July 2022). I am satisfied that there is sufficient ecological information available for determination of this application.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Bat, Breeding Bird and Barn Owl Survey (MAB, July 2022) should be secured by a condition of any consent and implemented in full. As the report states that the development will result in the loss of a day roost for a common pipistrelle, a European Protected Species Licence (EPSL) or Bat will be required for the conversion to take place. Provision of a copy of the EPSL should be secured as a condition of any consent.

I note that the Planning, Design and Access Statement (John Long Planning Ltd, August 2022) details that a native hedge will be planted, to deliver enhancements for biodiversity. I support the native species proposed but would recommend that it is planted with a lower percentage of hawthorn, to allow for more species diversity.

An external lighting condition should also be included.

Best wishes,

Zara Hanshaw ACIEEM

Assistant Ecologist

[\(she/her\)](#)

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

From:
To: [Planning](#)
Subject: RE: NYM/2022/0589
Date: 12 August 2022 13:00:16
Attachments: [image001.png](#)

Good afternoon

The councils response will be sent 7 September after the meeting if that is ok.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
To: [Planning](#)
Subject: East End Farm, East End, Egton - Conversion of agricultural buildings to three dwellings etc.
NYM/2022/0589
Date: 11 August 2022 11:34:19

FAO Mrs Hilary Saunders

**East End Farm, East End, Egton - Conversion of agricultural buildings to three dwellings etc.
NYM/2022/0589**

I refer to your e-mail of the 11th August 2022 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council